016.0	0010	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	821,200 / 821,200
					USE VALUE:	821,200 / 821,200
					ASSESSED:	821,200 / 821,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		LITTLEJOHN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DE LEO JOHN--TRUSTEE
Owner 2:	THE DELEO FAMILY TRUST
Owner 3:	
Street 1:	65 SPY POND LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,621 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1963, having primarily Vinyl Exterior and 1412 Square Feet, with 2 Units, 1 Bath, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6621.000	326,300		494,900	821,200
Total Card	0.152	326,300		494,900	821,200
Total Parcel	0.152	326,300		494,900	821,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 581.59 | /Parcel: 581.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	11999
GIS Ref	
GIS Ref	
Insp Date	02/12/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 016.0-0010-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	326,300	0	6,621.	494,900	821,200	821,200	Year End Roll	12/18/2019
2019	101	FV	244,600	0	6,621.	525,800	770,400	770,400	Year End Roll	1/3/2019
2018	101	FV	244,600	0	6,621.	383,600	628,200	628,200	Year End Roll	12/20/2017
2017	101	FV	244,600	0	6,621.	334,100	578,700	578,700	Year End Roll	1/3/2017
2016	101	FV	244,600	0	6,621.	284,600	529,200	529,200	Year End	1/4/2016
2015	101	FV	240,800	0	6,621.	278,400	519,200	519,200	Year End Roll	12/11/2014
2014	101	FV	240,800	0	6,621.	228,900	469,700	469,700	Year End Roll	12/16/2013
2013	101	FV	240,800	0	6,621.	217,800	458,600	458,600		12/13/2012

!1446!

PRINT

Date	Time
12/10/20	17:02:15

LAST REV

Date	Time
04/26/19	10:42:03
apro	
1446	

USER DEFINED

Prior Id # 1:	11999
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DELEO JOHN M	23617-514		9/3/1993		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/1/2009	1212	Alterati	5,000	O				convert 2 family t

ACTIVITY INFORMATION

Date	Result	By	Name
2/12/2009	Meas/Inspect	294	PATRIOT
9/24/1999	Info At Door	267	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6621		Sq. Ft.	Site		0	80.	0.93	1									494,907						494,900	

Total AC/HA: 0.15200 | Total SF/SM: 6621 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 494,907 | Spl Credit | Total: 494,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.04712558
Const Adj.:	0.99495000
Adj $ / SQ:	130.230
Other Features:	69500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	400895
Depreciation:	74567
Depreciated Total:	326329

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	6	3	
Totals			
2	12	5	

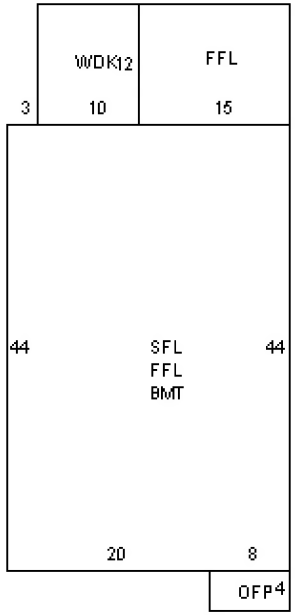
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	130.23
Special Features:	0	Val/Su Net:	81.01
Final Total:	326300	Val/Su SzAd	123.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,412	130.230	183,884
BMT	Basement	1,232	39.070	48,133
SFL	Second Floor	1,232	78.140	96,266
WDK	Deck	120	14.260	1,711
OFP	Open Porch	32	43.780	1,401

Net Sketched Area:	4,028			Total:	331,395
Size Ad	2644	Gross Are	4028	FinArea	1412

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	100	UNF	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

016.0-0010-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	